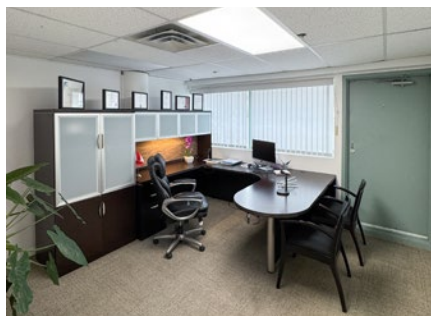
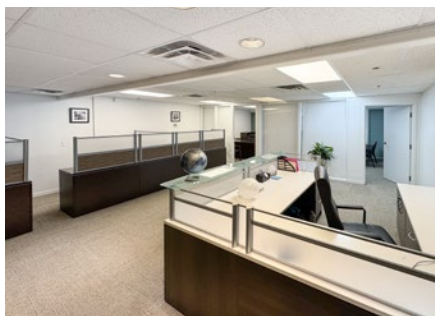


**AVISON
YOUNG**

For Lease

Hollyburn Manor

#104 – 565 17th Street, West Vancouver



Efficient office space just
steps from Marine Drive

Ian Whitchelo*, Principal

604 647 5095

ian.whitchelo@avisonyoung.com

**Ian Whitchelo Personal Real Estate Corporation*

Rory Thies, Assistant, Brokerage Services

604 243 9591

rory.thies@avisonyoung.com

Office space for lease

Hollyburn Manor
#104 – 565 17th Street, West Vancouver

Property details

AVAILABLE AREA

813 square feet

LEASE RATE

\$30.00 per square foot per annum

ADDITIONAL RENT (2025 ESTIMATE)

\$23.00 per square foot per annum

ZONING

AC – 1 Ambleside Centre Zone 1 permitting various office and business service uses

PARKING

Two (2) reserved stalls at prevailing market rates

AVAILABILITY

Immediate

Opportunity

Premium ground level office space located just north of Marine Drive on 17th Street in West Vancouver. This well-maintained 1990-built property offers excellent exposure and accessibility along the Marine Drive commercial corridor. Surrounded by major retailers including RBC, Starbucks, and Shoppers Drug Mart, the property is steps from numerous amenities and only minutes from the West Vancouver Seawall and John Lawson Park.

Building highlights



Air-conditioned office space



Secure underground parking



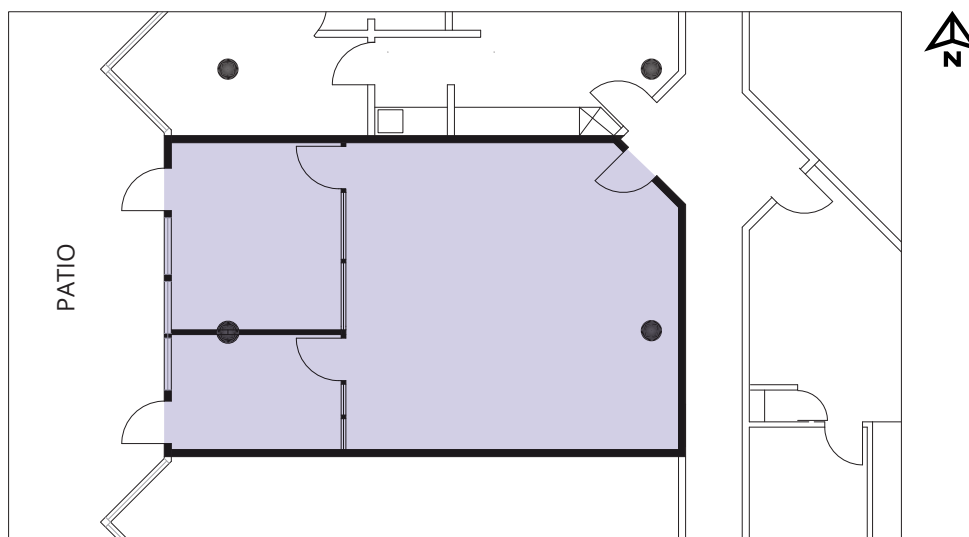
Direct patio access



Abundant street parking in the immediate area



Ground level space



#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

 **BEST
MANAGED
COMPANIES**
Platinum member

© 2025 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young").